

AMERICAN FORK CITY COUNCIL
FEBRUARY 23, 2016
REGULAR SESSION MINUTES

Members Present:	James H. Hadfield	Mayor
	Kevin Barnes	Councilman
	Carlton Bowen	Councilman
	Brad Frost	Councilman
	Rob Shelton	Councilman
	Jeff Shorter	Councilman
Members Absent:	None	
Staff Present:	Craig Whitehead	City Administrator
	Nestor Gallo	Engineer
	Richard Colborn	City Recorder
	Terilyn Lurker	Deputy Recorder
	Cathy Jensen	Finance Officer
	Kriss Garcia	Fire Chief
	George Schade	IT Director
	Kasey Wright	Legal Counsel
	Derric Rykert	Parks and Recreation Director
	Lance Call	Police Chief
	Audra Sorensen	Public Relations/Economic Development
	Dale Goodman	Public Works Director
	Adam Olsen	Senior Planner
	Wendelin Knobloch	Associate Planner
Also Present:	John Woffinden	Planning Commission Chair
	Joe Phelon	
	Mr. & Mrs. Clark Taylor	
	Peter Jones	
	Nadine Milham	
	Lauri Kaplan	
	Xani Haynie	
	12 additional persons	

REGULAR SESSION

The American Fork City Council met in a regular session on Tuesday, February 23, 2016, in the American Fork City Hall, 31 North Church Street, commencing at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE; PRAYER BY DALE GOODMAN; ROLL CALL

Mayor Hadfield led the audience in the Pledge of Allegiance and Dale Goodman offered a prayer.

2. TWENTY-MINUTE PUBLIC COMMENT PERIOD - LIMITED TO TWO MINUTES PER PERSON

Mayor Hadfield invited the Scouts to come forward and introduce themselves.

<u>Troop 14</u>	Isaiah Brown	Taylor Anderson	Bryson Stafford
	Taylor Blair	Coby Larsen	Scott Miller

<u>Troop 332</u>	Morgan Anderson
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Mayor Hadfield explained that Scouts signed in so that the Recorder had the correct spelling and Troop number as their names would be in the minutes. He added that the City had many worthwhile opportunities for Eagle Scout projects. He wished them a great deal of success in Scouting.

Mayor Hadfield opened the meeting for public comments.

Scott Roudabush the Chairperson of the Parks and Recreation Committee thanked the Mayor for understanding the email messages that were sent passing some business along. When he read the current Charter that was written back in 2007 there was nothing that prevented that. In business he did a lot of business by email.

Mr. Roudabush continued that it was important to get two more members on the Parks and Recreation Committee as the Charter required a quorum of five. They had been meeting unofficially because they only had two voting members over the past year. Last month they had all of the voting members that were assigned right now and that was four. This action would give them a quorum. He appreciated the Council's understanding. He looked forward in having a quorum to vote and to push the PARC Tax proposals forward. They would be having some motions to revise the Charter to include business by email.

3. CITY ADMINISTRATOR'S REPORT

Craig Whitehead commented that the American Fork Fire Department had the goal of being the first 100 percent smoke detector community in the United States. That was a worthy goal and they were working toward that. To that end they had secured a grant from Firehouse Subs for \$5,000. He thanked the Fire Department and recognized them and specifically Leif Nelson who secured the grant. He was over the Fire Department Public Education and Prevention.

4. COUNCIL REPORTS CONCERNING COMMITTEE ASSIGNMENTS

Councilman Barnes reported that he attended the Historic Preservation Commission meeting last Wednesday. It was a good functioning committee with good people and they definitely had an interest in what they were asked to do. They looked at a couple of properties and made decisions on both of those. They were also looking at changing some of the Ordinance.

Councilman Barnes reported that last week he was asked to participate with about 40 Scouts working on Citizenship. They had good discussion on many issues. He had fun with it.

Councilman Bowen met with the American Legion. They were alive and well and were

looking at their summer calendar that was filling up. The participated in several parades. He also met with the Beautification Committee who were looking forward to expanding their Main Street Flower Pot Program. He would soon be submitting names for the Committee. He also talked with a Scout.

Councilman Bowen took exception to what the Chairman of the Parks and Recreation said in his public comments. This was the Committee for which he was the Council Liaison person. In his opinion the appointments that were put forth did not comply with the Charter of the Parks and Recreation Committee. He would delve into this more when the appointments come up.

Councilman Frost reported that he attended a meeting with the Mayor and the City Engineer and they were accommodated by the Division of Environmental Quality in a roundtable discussion on American Fork Canyon. He really appreciated the State. They really set the table well for them to have representation from almost every State Agency. They heard the concerns of American Fork City. There were still questions but he felt they were moving forward in a very good process toward working out their differences with Snowbird in American Fork Canyon. There was a meeting tomorrow at 2:30 p.m. It was another step. What he liked most about what American Fork was doing was that they were doing it through the front door. Every meeting they had was publicly noticed and anyone could attend. They were doing it in the right fashion.

Councilman Frost reported that he met with a gentleman today who proposed a substantial donation to the Memorial Garden at the Cemetery with just a couple conditions that he would like Audra Sorensen's help with.

Councilman Frost reported that his family was the recipient of a smoke detector as the Fire Department responded when his daughter chocolate chips in a plastic cup in the microwave and the only thing that did not melt was the chocolate chips. They helped in a very cordial way and Leif Nelson happened to be there.

Councilman Frost brought up something that had been on his mind since the last meeting and that was his admiration for the Police Department and the men and women who put on a bulletproof vest and go to work. He felt they did not have real good respect given to them. He respected their opinions and their purposes and why they believe the way they do and putting their life on the line every single day to protect the City.

Councilman Shelton echoed the same comments as Councilman Frost about public safety. Not enough could be said about it and the importance it played.

Councilman Shelton also had discussion with some Scouts while setting up for the Steel Days Committee meeting at the administration building. He had a great meeting with the proposed Steel Days Committee. It was amazing to see people step up when there was a need and volunteer.

Councilman Shelton reported that there was a ribbon cutting with BioLife. He was not able to attend but understood that Mayor Hadfield and Councilman Frost attended. He was grateful that they were part of the community.

Councilman Shorter reported that he met with the Youth City Council earlier tonight. Youth City Council Mayor Monica Lish would be working with the Steel Days Committee this year. He also met with the Library this past Wednesday where they worked on the budget.

5. MAYOR'S REPORT

Mayor Hadfield added to what Councilman Frost reported that they did get some great help from the State and as a result a meeting was scheduled for tomorrow afternoon at 2:30 p.m. and they have invited the County staff that was responsible for handling of the plans from Snowbird and showing them what was expected from the State and what the State would be checking on. The City has hired a consultant and was using his help to keep the City on track as it moved forward. Also invited were several mayors of the north Utah County Cities that pumped water out of the aquifer that was fed by the mouth of American Fork Canyon to attend. They would summarize the issues and then invite Snowbird to come and get some questions answered.

Mayor Hadfield reported that there would be a new business ribbon cutting on Thursday at 11:00 a.m. for a new tanning salon, Planet Beach. It will be located by Mr. Mac's.

CONSENT AGENDA

1. Approval of the January 28, 2016 retreat minutes
2. Approval of the February 2, 2016 special work session minutes
3. Approval of the February 4, 2016 work session minutes
4. Approval of the February 9, 2016 City Council minutes
5. Approval of the City bills for payment and purchase requests over \$25,000.

**Councilman Frost moved approval of the common consent items as presented.
Councilman Shelton seconded the motion.**

There were no questions on the motion.

RESULT:	APPROVED [4 TO 1]
MOVER:	Brad Frost, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Kevin Barnes, Brad Frost, Rob Shelton, Jeff Shorter
NAYS:	Carlton Bowen

ACTION ITEMS

1. REVIEW AND ACTION ON THE APPOINTMENT OF PETER JONES AND CLARK TAYLOR TO SERVE AS MEMBERS OF THE PARKS AND RECREATION COMMITTEE. (Requested by Mayor Hadfield)

Mayor Hadfield stated that he received a resume on these two gentlemen and it was the recommendation of the Chair of the Parks and Recreation Committee. He had been in correspondence with Councilman Bowen today on the computer. If there were any questions he would turn time to the City Attorney for civil matters.

Councilman Bowen believed that the appointment was out of order. The Parks and Recreation Charter in Section II, paragraph C, Item 2; set forth a process for appointments to this particular committee which involved a review by the committee itself and recommendation, but the next step in that process was recommendation by City Council Liaison which was Councilman Bowen.

2. “Shall be appointed or reappointed by the Mayor, with the advice and consent of the City Council, upon recommendation thereto by the Council member(s) assigned as liaison(s) to the *Committee-provided*, that the nomination shall first be subject to the review and recommendation of the Committee.”

Councilman Bowen did not support the recommendations. In his opinion the language was very clear. He believed the recommendations were out of order.

Mayor Hadfield responded that he believed he had the recommendation of the Committee through its Chair, Scott Roudabush. He turned time to legal counsel Kasey Wright to see if he could clear this matter up for both of them.

Kasey Wright explained that he had a chance to review this. It was important to remember everybody's role and those roles were set out by State Statute. That State Statute set forth what the Mayor's responsibilities were and what the Council's responsibilities were. One of the Mayor's primary responsibilities was to appoint. The Charter was a guiding document for the Committee itself; it was not law and not designed to be law. It was to provide guidelines for the Committee. Ultimately the power was the Mayor's to appoint who he chose and for the Council to ratify the appointment. The Committee was a recommending body to the City Council. Any appointment the Mayor made was proper as long as it was sustained by the City Council.

Councilman Shelton asked Councilman Bowen if there was anything that caused him not to support those two gentlemen in their appointment, beyond the Charter.

Councilman Bowen responded, yes, he had some things he would like to work with the Committee on doing. He thought the Committee was well on its way on some things such as public restrooms at some of the parks and expanding parking but he thought the Committee could do some more things along the lines of trails and in that direction. He would like to have a Committee he could work with to that end.

Mayor Hadfield stated that when Councilman Bowen first mentioned this he asked him to make his nominations and he had not seen any names come forward. They could add several more members to the Committee. He could make recommendations to him and he would pass them by the Chair and if that was the case he would be more than happy to make those appointments.

Councilman Bowen clarified that he was appointed to the Committee in January. It was at their first meeting when he found out it was understaffed. He was coming on new to this Committee and thought it was important that the Council have its influence. In his opinion, the reason the Charter specified that the Council liaison would make those recommendations was it would be upon that recommendation to affirm the authority of

the Council in its advice and consent role.

Mr. Wright reminded all that this Council had no authority outside of acting as this body. In other words, individually each Councilmember had no authority. They had to act as a body. Anytime one was a liaison or helping with a Committee they had no authority to dictate or tell that Committee what they could or could not do. The only power the Council had was as they acted collectively. That was why they had City Council meetings and they were open to the public and noticed up and went through the proper channels. The only person that had authority as one was the Mayor and he had statutory authority that had been delegated to him by the Utah State Legislature.

Councilman Bowen understood that. In this case, previous Councils, he guessed, were concerned about a mayor getting out of control. They were talking about checks and balances and by the added recommendation strengthened those checks and balances. Each Councilman individually served on various Committees and that was an important role.

Mr. Wright added that the Councilman had no authority to act.

Councilman Shelton moved to approve the appointment of Peter Jones and Clark Taylor to serve as members of the Parks and Recreation Committee.

Councilman Shelton noted that he understood that concerns were out there but appointments needed to be made based on the character of the individual. If they were to start appointing people to committees based upon agendas or being able to work with people he thought that got very, very dicey. A committee served best when there were diverse individuals that served. There were other slots also available for other appointments down the road. He had no problem making that motion and looking at other people recommended by Councilman Bowen to sit on that board.

Councilman Frost seconded the motion.

Councilman Frost commented that he had been part of Steel Days and other Committees and it was a good test of leadership to bring people around you that might have some diversity that might not think that trails were an important thing and to work with them. He had complete comfort with those two individuals.

Councilman Shorter asked the two gentlemen to stand so he could see who they were. He knew Clark Taylor.

Peter Jones and Clark Taylor stood.

Mayor Hadfield thanked them for their attendance and added that he certainly hoped that the discussion did not have any bearing on their desire to continue to serve on the Parks and Recreation Committee.

Clark Taylor commented that he had never been asked about trails or anything like that. He asked if this had been discussed with Mr. Jones. They had not given their opinion on trails but Councilman Bowen's stated reason for not having them was one, it did not go

through him, and two, he wanted people favorable to trails or whatever and neither of their opinions had been asked.

Councilman Bowen responded that was fair. He just stated his opinion. He was just put on that Committee and he would like to have some people he could work with.

Councilman Bowen stated that the Mayor could accept this as his formal resignation from being a liaison on this Committee. He was not going to serve on a Committee where the Council's authority was undercut.

Councilman Barnes stated that he understood the liaison to a committee represented the Council and had no voting authority. He was there to help them and to convey any concerns, questions, information or whatever to the City Council.

Mr. Wright stated that was right. The authority of the Council was not undermined.

Councilman Bowen stated that was Mr. Wright's opinion. He believed the way these recommendations had been brought forward did undermine.

Councilman Shelton felt they disagreed. He asked the Mayor to call for the question.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Rob Shelton, Councilman
SECONDER:	Brad Frost, Councilman
AYES:	Kevin Barnes, Brad Frost, Rob Shelton, Jeff Shorter
NAYS:	Carlton Bowen

Mayor Hadfield explained that there was a Councilman who no longer wished to serve on a Committee.

Councilman Barnes asked if he understood that Councilman Bowen resigned from the Parks and Recreation Committee.

Councilman Bowen answered that was correct.

Councilman Barnes stated that he thought the Parks and Recreation Committee needed a liaison from the City Council and being that some of his assignments interacted with that Committee he threw his hat into the ring and volunteered to pick up that vacancy.

Mayor Hadfield responded that he passed out the assignments the first meeting in January. He will redo those assignments.

Mr. Roudabush noted that the next Parks and Recreation Committee meeting was tomorrow night at 6:00 p.m. at the American Fork Library.

2. REVIEW AND ACTION ON THE APPOINTMENT OF AIMEE KITE, LAURI KAPLAN, XANI HAYNIE, NADINE MILHAM, AND ALISSA DAILEY TO SERVE AS MEMBERS OF THE STEEL DAYS COMMITTEE. (Requested by Mayor Hadfield)

Councilman Shelton stated that three were present at this meeting. He introduced Nadine Milham, Lauri Kaplan, Xani Haynie and had them stand. (Not in attendance were Aimee Kite and Alissa Dailey) He met with each individual and thought they would be superior in their role and definitely looked forward to working with them and was excited about the upcoming Steel Days process. Mayor Hadfield took that as a motion to approve. Councilman Frost seconded the motion

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Shelton, Councilman
SECONDER:	Brad Frost, Councilman
AYES:	Barnes, Bowen, Frost, Shelton, Shorter

Councilman Barnes thanked and wished good luck to all who had volunteered. This was one of the things that made American Fork a great City.

3. **REVIEW AND ACTION ON THE AWARD OF A CONTRACT FOR THE 2016 CULINARY WATER LINE REPLACEMENT PROJECT PHASE 4 - CDBG TO NOLAN AND SON CONSTRUCTION CO. (Requested by Dale Goodman, Public Works)**

Mayor Hadfield explained that this was the Community Development Block Grant (CDBG) money for this fiscal year. It will deal with waterlines on Center Street to 400 South and connect to the waterline on 100 East.

Dale Goodman reported that this was the fourth consecutive grant received through MAG that originated through Housing and Urban Development from the Federal Government. The waterlines were really old and this was a good financing method to rehab them.

Councilman Shorter moved to accept the bid submitted by Nolan and Son Construction Co. for the construction of the 2016 Culinary Water Line Replacement Project Phase 4 - CDBG in the amount of \$270,011 and authorize staff to proceed with the preparation of contract documents. Councilman Shelton seconded the motion.

Councilman Bowen stated that he had discussed this in the past. The CDBG was money from the Federal Government from the Department of Housing and Urban Development. As he had mentioned in the past nowhere in the United States Constitution was there authorization for this. The role of the federal government was not to pay for local pipes. Each member of the Council took an Oath to support the United States Constitution and he intended to honor his Oath by voting against this. The federal government did not have the \$270,011. They borrowed \$1½ trillion every year. As a local community in our \$58 million budget there was money taken in from taxes and the City balanced its budget every year. The federal government borrowed this money. One and a half trillion dollars was an amount unfathomable to most people. By this vote tonight if it was approved they were adding that amount to the national debt. He would be voting against this measure for those reasons.

Councilman Shelton felt that he was upholding his Oath and he was very comfortable with that.

Councilman Bowen could respect that. It was a personal decision, but as he put forth before, Article 1, Section 8 of the U.S. Constitution outlined the authority of the federal government and he asked before for a Councilman to identify where in the Constitution CDBG Grants were authorized and have yet to have a response.

Mayor Hadfield responded that the Department of Housing and Urban Development looked at all communities across the scope of the nation. In certain neighborhoods there were improvements that were required for people in moderate and low income. In this part of American Fork and the age of those waterlines those folks qualified and it did improve their quality of life because water could then be delivered through a system that was not with rust and poor supply. Adequate fire protection could then be provided. The City has met the Housing and Urban Development requirements. He suggested to Councilman Bowen that if American Fork turned that money down that there would be 30 other communities in the Great State of Utah that would be standing in line with their hand out.

Councilman Bowen responded that may be true but American Fork should not be part of the problem but part of the solution. The waterline could and would be upgraded without this grant. The City had the means to do it.

Mayor Hadfield called for a vote on the motion.

RESULT:	APPROVED [4 TO 1]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Kevin Barnes, Brad Frost, Rob Shelton, Jeff Shorter
NAYS:	Carlton Bowen

4. REVIEW AND ACTION ADOPTING AN ORDINANCE AMENDING TITLE 17, CHAPTER 9, PERFORMANCE GUARANTEES, OF THE AMERICAN FORK MUNICIPAL CODE. (Requested by Dale Goodman, Public Works)

Mayor Hadfield explained that this increased the limit to \$25,000 that staff could release. Anything over that amount would still come to the Council. It has made its way past the city attorney and the Planning Commission. He asked if there were questions on this item. There were none.

Councilman Frost moved to approve Ordinance No. 2016-02-07 amending Title 17, Chapter 9, Performance Guarantees, Sections 17.9.304 and 17.9.403, of the American Fork Municipal Code. Councilman Shelton seconded the motion.

Mayor Hadfield asked if there were any questions on this motion.

Councilman Bowen commented that 2½ years ago items under \$25,000 were not automatically approved. One of the Council's most important duties was to be a guardian of finances. There used to be a Finance Committee that no longer existed. The Council was asked by the City to review City expenditures which they did not always get in a timely manner. His was not available as of Sunday night at 10:00 p.m. He did have a

chance to review them since they were there right before he came into this meeting. He typically did not have a problem releasing these durability retainers. There might be a time where a councilmember or multiple councilmembers didn't think the work was to a sufficient quality. If this change moved forward, as a Council, they were weakening their authority. For that reason he was opposed to this.

Councilman Frost stated that he had trust in staff, trust in the engineers, and in giving them that authority. This was a way to streamline government for smaller projects. Staff were the experts.

Councilman Barnes agreed with Councilman Frost, \$25,000 was .05 percent of the budget. They wasted a lot of time talking about small amounts of money in relation to the whole budget.

Councilman Bowen noted that typically they were on the common consent agenda so they did not waste any time talking about it. If a member of the Council found something lacking they should have the means to bring it up as an issue. This was in no way meant to be a critique of the staff. He thought the staff including Nestor Gallo and his department was doing a great job and going in the right direction. The question was retaining authority if there were a problem to do something about it.

Councilman Shelton thought there would be the expectation that if a Councilmember saw something awry, hopefully they would not wait until 7:30 p.m. on a Tuesday night for council meeting to bring that up. Hopefully they would pick up the phone and call the City Engineer. It did not diminish their role at all. If at any point in time three of them decided there was something wrong in doing it this way they could change the Ordinance back.

RESULT:	APPROVED [4 TO 1]
MOVER:	Brad Frost, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Kevin Barnes, Brad Frost, Rob Shelton, Jeff Shorter
NAYS:	Carlton Bowen

5. REVIEW AND ACTION ON A RESOLUTION APPROVING THE MAIN STREET VISION PHASE II PLAN AS AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN. (Requested by Adam Olsen, Planning)

Adam Olsen explained that he was excited to bring this plan forward as it had been in process for about a year. The consultant working with the City was Lars Anderson from PEC. The Plan would provide a means for which physical improvements to the Main Street Corridor could occur. It has been discussed by the Planning Commission with some recommendations.

1. Robinson Park needs restrooms if a splash pad is constructed.
2. Bike racks need to be placed. (The plan only shows one).
3. Art work shall be placed where it is noticed, not "hidden" under pergolas.
4. Pavers need to be constructed in a manner that allows strollers and wheelchairs to move easily.

5. Playground needs to be moved further away from the street.

Mayor Hadfield asked if there were any questions for Mr. Olsen or Mr. Anderson.

Councilman Barnes stated that it his understanding that this was to keep the process moving and was quite a ways from the final.

Mayor Hadfield stated the City knew that in future years there would be some upgrading by UDOT. The City needed a plan in place so UDOT could see what the City had in mind.

Adam Olsen added that it also provided a budgeting mechanism for UDOT Betterments. The City would now wait for UDOT. UDOT was part of this Team an onboard from day one.

Councilman Frost noted that it was a well-rounded committee and had people on the ground at UDOT up to the Director Doug Bassett.

Councilman Shelton had concerns with the shared bike paths. It must be a new concept. He had not seen it before in practical use. Main Street had a lot of traffic.

Mr. Anderson explained that in the Plan they took sidewalk width from both sides of the road and that allowed them to widen the roadway cross-section a little bit so they could get parking from 9 feet to 11 feet. The sharrow was an approved method to allow bicycles and motorists to share the same lane. Typically it was four-feet wider than the middle of the lane. They proposed to off-set it and make it wider. This would be the first time that it was done. It would allow bicyclists to feel they had a right to be on the road and by State Law forced motorists to go out and around them. This came through MAG who sponsored the funding for study. They would like to see more bicycle friendly amenities throughout the towns in Region 3.

Councilman Shelton asked if there was any data on safety. With this being used for the first time he did not want to be the guinea pig.

Mr. Anderson responded that this would not be the first time sharrows were used, it was the first time they were allowing this kind of configuration where it was off-set. This was a compromise to make it less obtrusive to the City.

Mr. Whitehead noted that on State Street in Salt Lake City it was off to the side and not in the middle but it was in a lane.

Councilman Barnes shared the same concern. His office was right downtown. This afternoon he was out and he stood and watched traffic for a while. When the signal changed one better be out of the way because there were two lanes and they were coming. He would never ride a bike on that road even if it was marked green.

Mr. Anderson clarified that the green was an indication that when there was a bicycle, be aware.

Councilman Barnes commented that when there was a bicycle one could not just move to the left because that lane was already full.

Councilman Shelton did not have a problem moving forward on the whole Vision Plan with stripping that one item out of it and take the recommendations that the Planning Commission had. Then have some further discussions and maybe show some of those studies. He needed to be a little more educated on how a sharrow would work on American Fork State Street.

A gentleman commented that they did have these in Day Break in South Jordan. He noted that as a driver there was more risk. It was really challenging to know that a bicycle was there.

Councilman Shelton moved to adopt Resolution No. 2016-02-06R approving the Main Street Vision Phase II Plan as an amendment to the Land Use Element of the General Plan with the exception to strip out the sharrow and add in the concerns identified by the Planning Commission. Staff was also asked to bring back some studies and things of that nature if they wanted to have sharrows in down the road. Councilman Barnes seconded the motion.

Councilman Frost reported that he was part of this study, but it took a little while to have it dawn on you. Those using a sharrow would probably be real bike enthusiasts and not the mom and kids crowd. He had come to a comfort level with it but he could see that others were not. He would be voting with it with the idea that others may have to come to that comfort level. It was different.

Councilman Bowen appreciated the amendment to remove the sharrows. His concern was that when half of the lane was green and half not green most of the traffic was going to be vehicular traffic and not bike traffic and he thought it would be confusing to the driver. He thought there was a lot of good alternate paths. He did not think the Main Street was the best bike route. Maybe it was Pacific Drive or 100 South.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Councilman
SECONDER:	Kevin Barnes, Councilman
AYES:	Barnes, Bowen, Frost, Shelton, Shorter

6. REVIEW AND ACTION ON SUBDIVISIONS, COMMERCIAL PROJECTS, CONDOMINIUMS, AND PUD'S INCLUDING 1) PLAT APPROVAL; 2) METHOD OF SATISFACTION OF WATER RIGHTS REQUIREMENTS; 3) POSTING OF AN IMPROVEMENT BOND OR SETTING OF A TIME FRAME FOR IMPROVEMENT INSTALLATION; AND 4) AUTHORIZATION TO SIGN THE FINAL PLAT AND ACCEPTANCE OF ALL DEDICATIONS TO THE PUBLIC AND TO HAVE THE PLAT RECORDED
 - a. REVIEW AND ACTION ON THE FINAL PLAT OF MAC PLUMBING SUBDIVISION, CONSISTING OF 4 UNITS, LOCATED AT 413 EAST 620 SOUTH, IN THE GC-2 PLANNED COMMERCIAL DEVELOPMENT PROJECTS ZONE. (Requested by Adam Olsen, Planning)

Mayor Hadfield asked if there were any questions on this item. There were none.

Councilman Shorter moved to approve the final plat of Mac Plumbing Subdivision, consisting of 4 units, located at 413 East 620 South, in the GC-2 Planned Commercial Development Projects zone and to authorize the Mayor and City Council to sign the plat and accept the dedications with instructions to the City Recorder to withhold recording of the plat subject to all conditions identified in the public record associated with the February 3, 2016 Planning Commission meeting. Councilman Shelton seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Barnes, Bowen, Frost, Shelton, Shorter

- b. REVIEW AND ACTION ON AN ORDINANCE ADOPTING THE AMENDED FINAL PLAT AND SITE PLAN OF GREEN SPRING TOWNS PUD, CONSISTING OF 67 UNITS AND TWO COMMERCIAL LOTS, LOCATED AT APPROXIMATELY 150 NORTH WEST STATE ROAD, IN THE SC-1 PLANNED SHOPPING CENTER AND THE R4-7,500 RESIDENTIAL ZONES. (Requested by Adam Olsen, Planning)

Mayor Hadfield explained that since the Council had last seen this the lot for Timp Rentals and the lot for Black Bear Diner had been adjusted.

Councilman Barnes noted the fact that there was only one way in and one way out and he was concerned about that.

Adam Olsen responded that all the roads were private. There was connection to State Street and connection to the north and to the south. Crash gates could be installed so the fire department could have access through those. For a multi-family development they went off the Fire Code for access points. The Fire Code allowed 100 units before a second access was required. This was well below the 100 units.

Councilman Shelton asked if those involved in the transaction had any discussion.

Mr. Olsen reported that this was in front of the Council because this was the agreed to plan.

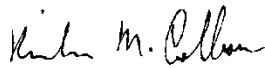
Councilman Shorter moved to approve Ordinance No. 2016-02-08 adopting the final plat and site plan of Green Spring Towns PUD, consisting of 67 units and two commercial lots, located at approximately 150 North West State Road, in the SC-1 Planned Shopping Center and the R4-7,500 Residential zones and to authorize the Mayor and City Council to sign the plat and accept the dedications with instructions to the City Recorder to withhold recording of the plat and publication of the Ordinance subject to all conditions identified in the public record associated with the February 17, 2016 Planning Commission meeting. Councilman Shelton seconded the motion.

Mayor Hadfield asked if there were questions on the motion. There were none.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Shorter, Councilman
SECONDER:	Rob Shelton, Councilman
AYES:	Barnes, Bowen, Frost, Shelton, Shorter

ADJOURNMENT

Councilman Shorter moved adjournment at 8:33 p.m. Councilman Frost seconded the motion. All were in favor.



Richard M. Colborn
City Recorder